

SIKKIM

GOVERNMENT  **GAZETTE**

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**GOVERNMENT OF SIKKIM
BUILDING & HOUSING DEPARTMENT
(S.P.W.D), GANGTOK- 737101**

No: 02/Bldgs

Dated: 16/09/2015

NOTIFICATION

Whereas the State Government has deemed it expedient and necessary to streamline and regulate the construction activities of all Government or Semi Government organizations including those of autonomous bodies like Boards, Corporations, Companies, Public Sector Units etc in the State of Sikkim.

Now, therefore, in order to achieve the above objectives, the State Government is hereby pleased to notify the following, which shall extend to the whole of Sikkim and shall come into force at once:

- (1) It shall be mandatory for all new infrastructure projects being undertaken by such bodies as mentioned above in the State to have their project Detail Project Report vetted by the Buildings and Housing Department, Sikkim Public Works Department (S.P.W.D) prior to its implementation,
- (2) The same shall be applicable to all existing/under-construction infrastructure projects undertaken/being undertaken by such bodies as mentioned above,
- (3) The prescribed Guideines for Vetting of Detailed Project Report shall be as per Annexure - I

By order and in the name of the Governor.

**(Alok K. Shrivastava, IAS)
Chief Secretary,
Government of Sikkim
F. No. 75/GoS/Bldgs/Archtt/15-16**



BUILDINGS & HOUSING DEPARTMENT
S.P.W.D., GOVERNMENT OF SIKKIM

ANNEXURE - I

SIKKIM PUBLIC BUILDING CONSTRUCTION GUIDELINES
(FOR VETTING OF DETAILED PROJECT REPORT)
2015

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1. Short title, extent and commencement:

- 1.1 These Guidelines shall be called the Guidelines for Vetting of DPR(s).
- 1.2 These guidelines shall apply to all structures/construction activity falling under the jurisdiction of Buildings and Housing Department as notified by the Government of Sikkim (Allocation of Business) Rules, 2004.
- 1.3 These guidelines shall come into force with immediate effect.

2. Definitions :

2.1 General :

In these guidelines, unless the context otherwise required the definitions given under 2.1 to 2.52 shall have the meaning indicated against each term.

2.2 AOR means Analysis of Rate.

2.3 Architectural drawings means the detailed floor plans, building elevations, detailed cross-section drawings, working drawings and 3-D views (if any).

2.4 Architectural firms means those firms headed by an Architect registered with the Council of Architecture, New Delhi and duly supported by a team of experts in civil engineering, mechanical and electrical engineering, landscape architecture etc.

2.5 Authorized signatory means the office upon which specific powers have been delegated by the State Government.

2.6 Bodies mean all Government/Semi-Government, Autonomous Boards, Corporations, Companies, Public Sector Units/Undertakings (PSUs).

2.7 Boundaries mean the external limit of a particular site.

2.8 Building means all structures belonging to the various bodies in Sikkim.

2.9 Building footprint means the area covered by the building on ground.

2.10 Civil consultants means those consultants holding a Bachelor Degree and higher in civil engineering and empanelled with the local authority

2.11 Competent authority means the authority in Buildings and Housing Department, S.P.W.D. or any other Department(s) duly authorized by the Government of Sikkim for carrying out various functions relevant to these guidelines.

2.12 Cost Estimates mean the total project cost as per the prevailing Schedule of Rates as specified by the SPWD, Government of Sikkim, C.P.W.D or any such authority.

2.13 C.P.W.D means Central Public Works Department, Government of India.

2.14 Department means the Buildings and Housing Department, S.P.W.D. Government of Sikkim.

- 2.15 **Differently-abled** means various types of disabilities as given in the Persons with Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995 (PWD Act) and National Trust Act 1999.
- 2.16 **DPR** means Detail Project Report and is a complete base document for planning, designing, and completing the project which includes examination of technological parameters, description of technology to be used, schedule plan, project description and location. It consists of the entire architectural, civil/structural, mechanical, electrical and other services drawings/design, detail cost estimates, specifications etc.
- 2.17 **ECS** stands for equivalent car space and it shall be accordance with Annex B (Clause 10.1) of the NBC 2005.
- 2.18 **Effluents** means the liquid waste – treated or untreated, flowing out of a factory, farm, commercial establishment, or a household into a water body such as a river, lake, or lagoon, or a sewer system or reservoir.
- 2.19 **EIA** means environmental impact assessment and is the process used to predict the environmental consequences (positive or negative) of a plan, policy, program or project prior to the decision to move forward with the proposed action. It is a mandatory requirement under the Environment Protection Act, 1986 for 29 categories of development activities involving investments of Rs. 50 crores and above. The details can be obtained from the Ministry of Environment, Forest and Climate Change, Government of India (www.envfor.nic.in).
- 2.20 **Emission** means waste discharged into air.
- 2.21 **Environment hazard** means those state of events, viz, chemical, biological, physical etc which has the potential to threaten the surrounding natural environment and adversely affect people's health.
- 2.22 **FAR** means Floor Area Ratio and is the quotient obtained by dividing the total covered area (plinth area) on all floors by the area of the plot:
- "
$$\text{FAR} = \frac{\text{total covered area of the floors}}{\text{Plot area}}$$
- 2.23 **Forms** mean Form-I, II, III, IV, V, VI & VII appended in these guidelines.
- 2.24 **Geological report** is the soil analysis (SBC) report prepared by the Mines, Minerals and Geology Department, Government of Sikkim or any other Agency duly recognized/ certified by the Mines, Minerals and Geology Department, Government of Sikkim.
- 2.25 **Government means** the Government of Sikkim in the Buildings and Housing Department, S.P.W.D. unless specified otherwise.
- 2.26 **GRIHA** stands for Green Rating for Integrated Habitat Assessment and is the rating system for green buildings currently recognized as the National Rating System for green buildings.
- 2.27 **Guidelines** mean the instructions given herein to be followed for vetting of DPR.

- 2.28 **Landscape plan** means those detailed drawings showing the landscape design, plantation scheme, drainage pattern etc.
- 2.29 **Licensing authority** means the authority in Urban Development and Housing Department/ Municipal bodies/District Collectorates or any other such Department(s)/ authority as authorized by the Government of Sikkim for issuing license to conduct trade in the State of Sikkim.
- 2.30 **MEP** drawings means the Mechanical, Electrical and Public Health drawings showing details of heating, ventilation design, sewerage details, fire fighting services etc.
- 2.31 **NBC** means the National Building Code 2005 or the latest version of the said code.
- 2.32 **Notification** means the notification pertaining to this subject published on the Official Gazette by the Government.
- 2.33 **Notified areas** means any area whether Government or Private notified from time to time for the purpose of Chapter II and III of The Sikkim Allotment of House Sites and Construction of Building (Regulation and Control) Act, 1985 (Act No. 11 of 1985) *(As amended by the Sikkim Allotment of House Sites and Construction of Building (Regulation and Control) Amendment Act, 2000).*
- 2.34 **Permissible covered area** means the total permissible area that can be covered on a particular site as per the prevailing byelaws.
- 2.35 **Rain water harvesting** means any such system designed to store and facilitate the judicious use of rainwater for ancillary use like landscaping, cleaning of drains, washing by means of storage in underground tanks, surface tanks etc.
- 2.36 **Regularization** means the approval of that portion of the structure for which approval was not accorded earlier by the competent authority after the payment of requisite fees as stipulated by the Government.
- 2.37 **Renewable energy** is that energy derived from solar, geo-thermal, wind, mini-hydro system which is non-polluting.
- 2.38 **Rules of Business** means the official Gazette notification by the Government of Sikkim which distributes subject among the Departments as specified in the Second Schedule to these rules [ref. Notification No: 22/Home/2000 Dated : 3/3/2004]
- 2.39 **Seismic detailing** means the reinforcement design and details as per the prevailing IS codes for constructing earthquake resistant structures.
- 2.40 **Sinking/landslide prone** means those areas earmarked by the Mines, Minerals and Geology Department, Government of Sikkim to be susceptible to landslides and prominent soil degradation.
- 2.41 **Site** means the total plot of land where the building is proposed to be constructed.
- 2.42 **Site Plan** means the plan showing the proposed building foot print, road network, surrounding areas upto 30M.

- 2.43 **Soft copy** means the entire DPR compiled in a CD/DVD-Rom having all the requisite project details in MS OFFICE, AUTOCAD, STAAD formats etc.
- 2.44 **Solid waste management** means the collection, segregation, treatment and disposal of the unwanted or useless solid materials generated during the construction and use of the building. It is also the control, monitoring and regulation of waste production which promote prevention of waste production through in process modification, recycle and reuse.
- 2.45 **Specification of materials** means the type of materials for construction and finishing to be used while constructing the building.
- 2.46 **S.P.W.D** means Sikkim Public Works Department, Government of Sikkim.
- 2.47 **Standard safety norms** mean the special provisions for fire and life safety as prescribed by the NBC 2005 or the latest version of the NBC.
- 2.48 **STP** means Sewerage Treatment Plant.
- 2.49 **Structural drawings** mean the standard details and design of all the structural members as per the prevailing code of practice for structural design in India.
- 2.50 **Unauthorized Construction** means any construction for which due permission has not been granted prior to commencement of the project by the competent authority.
- 2.51 **Utility connection** means all the water supply, electrical, sewer connections.
- 2.52 **Vetting** means the checking and approval by the competent authority.

3. Guidelines for Vetting

3.1 Chapter – I

Application for Vetting

3.1.1 Application for construction/regularization:

- a) All Government, Semi Government organizations including those of autonomous bodies like Boards, Corporations, Companies, PSUs etc who intend to construct buildings or execute any of the works in connection herewith shall apply in writing to the Government in Form I and such application shall be accompanied by DPR in 3(three) sets. The DPRs should be accompanied by Khatiyani/land registration papers duly attested by the concerned authorities and soft copy of the drawings.
- b) The application shall be signed by the authorized signatory of the project implementing agency. In case the ownership is found to be defective at any stage or time the approval accorded shall stand automatically revoked and the structure/work/building constructed shall be considered as without proper approval and shall be dealt with accordingly.

3.1.2 Detail of the drawings:

- a) Detail of Site:
Photo documentation of the site before the commencement of construction (Google image of the site to be included also)
- b) Architectural Drawings (All drawings in min. A2 size):
 - i. Site Plan:
The site plan shall be drawn to a scale of not less than 1:200 for site upto 1800 sq. feet in area, to scale of not less than 1:400 for sites over 1800 sq. feet but not exceeding 2 acres in area and to a scale of not less than 1:800 for sites over 22 acres in area and shall show:
 - Building footprint with area statement of all blocks.
 - Boundaries of the site as per ownership documents.
 - The direction of geographic North relative to the plan of the buildings.
 - All existing buildings or structures on or around or under the site of projecting beyond it upto 30M from the boundary.
 - Position of sewer line, water main pipe line, electricity line overhead and underground telephone line if any.
 - ii. All floor Plans, Building Elevations (min.2 nos.), Building Sections (min. 2 nos.), and other relevant details.
 - iii. Template showing Specification of Materials used.

- iv. Adherence to NBC 2005 or its latest version, Sikkim Building Construction Byelaws, Special provisions.
 - v. Provisions for mandatory adherence to GRIHA.
 - vi. Mandatory provisions for Differently-abled users/barrier-free design-Lift/Ramp, Special toilets etc.
- c) **Structural Drawings:**
- i. Geological Report.
 - ii. Structural design and details, Seismic detailing, Special provisions (if any).
- d) **MEP Drawings:**
- i. Mechanical design, Electrical design, Public health including Solid Waste Management Plan/Design, Fire fighting plans.
- e) **Landscape Plan:**
- i. Site plan showing details of planting scheme, surface drainages etc.
- f) **Blue Print Plans:**
- i. For areas falling within the notified areas a copy of blue print plans duly approved by the Urban Development and Housing Department, Government of Sikkim shall be a mandatory annexure along with the requisite detail of the drawings.

3.1.3 Detailed Cost Estimates:

- a) The detailed estimates should be prepared in accordance with the prevailing Schedule of Rates as specified by the S.P.W.D, Government of Sikkim, C.P.W.D or any such authority.
- b) Due AOR for items not covered in the SOR should be done in detail as per prevailing market rates.

3.1.4 DPRs to be prepared by such Architectural firms / Civil consultants:

All DPRs shall be prepared and signed by recognized and licensed Architectural/ Civil firms, whose addresses should be given invariably in the DPR.

3.1.5 Certificate of compliance:

Every applicant who has obtained approval for the construction of building(s) shall before commencement of the said construction inform the Buildings & Housing Department for necessary demarcation.

3.1.6 Issue of Guidelines/Forms

The guidelines/forms can be obtained from the Buildings and Housing Department, S.P.W.D, Government of Sikkim on all working days upon production of bank receipt of Rs. 500/- deposited in the revenue head No. 0059/Public Works-80-General-800-other receipts-03-vetting charges (fees and fines) subject to revision of rate from time to time by notification on this behalf by the Government.

3.2 Chapter – II Execution of Project

3.2.1 No construction to start before the approval of the Government:

No construction whatsoever shall be undertaken without the inspection and clearance by the Government. The officer who has inspected and approved the layout for any construction as indicated above shall make record of such inspection and mention it in the site inspection book.

3.2.2 Construction in Sinking/Landslide prone areas:

No construction shall be allowed in any sinking areas, landslide prone or in areas having scars of old landslides or in slope exceeding around 70°, unless proper structural features are installed, to stabilize the area.

3.2.3 Health, Sanitation and other requirements:

a) Minimum ceiling heights of rooms :

The minimum height of all rooms likely to be used for habitation shall be as follows:

Altitude	Minimum Ceiling Height
Above 4500 ft.	9 feet (3 Meters)
Below 4500 ft	10 feet (3.5 Meters)

b) Permissible covered area, FAR and setbacks:

i. For areas 2700 sq.ft. and below:

FAR	-
Max ground coverage	-
Max. floors	5 storey
Min. front setback	3M (min. setback from the road outer edge) or as per the prescribed road reserve.
Min. side setback	2 M each
Min. rear setback	2 M

ii. For areas above 5400 sft but not exceeding 10,000sft:

Max. FAR	2.5
Max. No. of floors	5 storey
Min. front setback	5 M
Min. side setback	3 M
Min. rear set back	3 M
Max. ground coverage	50%

iii. For areas above 10,000 sft :

Max. FAR	2
Max. No. of floors	5 storeys
Min. front setback	5 M
Min. side setback	3 M
Min. rear setback	3 M
Max. ground coverage	40%

Note:

- i. *The FAR allowed will also be dictated by the limits set by the stability report of the Mines, Minerals and Geology Department, Government of Sikkim.*
- ii. *Additional FAR shall be permitted on a case to case basis for projects which are 4 stars and above rated under the GRIHA rating system for Green Building.*

3.2.4 Parking:

Parking of vehicles shall be well within their own premise without disturbing the flow of vehicular traffic and public thoroughfare and ECS (equivalent care space) shall be in accordance with the NBC 2005/prevailing building byelaws.

3.2.5 Sewer, Septic Tank, Drain, Solid Waste Management:

- a) For those projects which is not in proximity to the Government sewerage line shall treat the sewage in septic tanks or STP(s) and soak pits built within their own land and effluents discharged without causing any odour, discomfort or unhygienic conditions which may lead to environmental hazard.
- b) Pucca storm water/plinth protection drains shall be provided wherever necessary or to the adjoining permanent jhora to drain off the surface water.
- c) The solid waste generated from the building(s) should be disposed off after proper segregation of wastes without polluting the environment and the surrounding areas. In case of industrial establishments a solid waste treatment plant should be installed within the premises.

3.2.6 Responsibility for quality/workmanship/standard safety norms:

The construction work in connection with any such building(s) should follow the standard safety norms during construction and should ensure that the building materials used are of sound and good quality and shall also ensure good workmanship. The responsibility of the structural stability of the building shall be that of the applicant/owner.

3.2.7 Construction not according to the DPR:

If the Department upon inspection, at any stage, determines that the construction is not proceeding according to the approved DPR, the Department shall notify the permission holder of the same and all further construction or building work thereafter shall be stopped until correction has been effected and approved by

the Government. If the permission holder fails to comply with the requirement(s) of any stage of the construction the Department shall have the authority to cancel the construction permission issued after serving notice of 15 days to showcase as to why the construction should not be cancelled/ stopped.

3.3 **Chapter – III** **Post Execution of Project**

3.3.1 **Building Completion Certificate:**

- a) After the construction work has been completed, the notice of completion shall be given to the Department by the applicant. In case the construction has been carried out as per the approved DPR, the building Completion Certificate shall be issued by the competent authority.
- b) Building Completion Certificate shall be issued only on production of clearance from Public Health Engineering and Water Security Department, Energy and Power Department, Fire and Emergency Services Department, State Pollution Control Board etc.

3.3.2 **Utility connection not permitted in unauthorized building(s):**

No building(s) shall be permitted to have any electricity or sewerage connection or water connection or requisite licenses to run the business unless the building(s) are constructed or regularized in all respects as per the approved DPR(s) and a NOC issued by the Department allowing such service connection.

3.4 **Chapter – IV** **Vetting Charges**

The following shall be the applicable vetting charges subject to revision of rates from time to time by notification on this behalf by the Government.

Sl. No.	Type of Projects	Vetting Charges
1.	i) All Government Projects	nil
2.	ii) Semi Government/autonomous projects	0.15% of the project cost
3.	ii) All Pvt. Projects	0.5% of the project cost
	a) PSU(s)	
	b) Companies/Industries	
	c) Hospitality project (5 stars and above rated hotels, amusement parks etc).	
	d) Healthcare & Educational Institutes	0.3% of project cost
4.	All projects costing below 100 lakhs	Rs. 10,000/-

3.5 Chapter – V Green Building Features

3.5.1 Construction as per GRIHA guidelines:

The Government of Sikkim, vide notification No: 12/HOME/2015 dated : 09/03/2015 (Ref. Annexure), in order to address the environment need for energy efficient and sustainable construction, has made it mandatory for all Government, Semi-Government structures in the State (Residential, non-residential, Health care, Institutional, Industrial, Recreational etc) including these belonging to autonomous bodies like Boards, Corporation, Companies and Public Sector Undertakings (PSU(s) to conform to minimum 3 stars GRIHA (Green Building for Integrated Habitat Assessment) rating for propagating sustainable development in the State.

The GRIHA Rating System jointly developed by the Ministry of New and Renewable Energy (MNRE), Government of India and The Energy Resources Institute, TERI, New Delhi has been adopted as the National Rating System for Green Buildings. The detailed guidelines can be downloaded from www.grihaIndia.org.

3.5.2 Water Management; Renewable energy:

- a) Rain water harvesting is must for all establishments.
- b) To save energy, minimum 30% of total energy requirements to be met by utilization of renewable energy sources (solar, geothermal, wind, mini-hydro setups etc).

3.5.3 Mandatory EIA:

Mandatory EIA shall be carried out before commencement of any project. The report shall be duly certified by the competent authority in the State for verification of such reports. This report has to be submitted mandatorily while applying for vetting. Further, due declaration shall be made by the owner/ implementing agency of such projects that they will take utmost care of the environment and in no circumstance during the construction and after the construction violate the clauses for environmental safety and pollution.

3.6 Chapter – VI Special Provisions

3.6.1 Planning a Barrier-free environment:

In order to provide access to, movement within and around buildings, by differently –abled people, strict compliance to the provisions of The Persons with Disabilities (Equal Opportunities, protection of Rights and Full Participation) Act, 1995 shall be mandatory.

3.7 Chapter – VII

Penalties

3.7.1 Demolition of unauthorized construction:

In case of any unauthorized construction where the building footprint is beyond the permissible ground coverage, regularization by payment of fine is not permitted. Here, a technical report shall be prepared and forwarded by the Department to the competent authority for necessary demolition of the irregular building/part of the building.

3.7.2 Revoking of license:

In case of violations of the said clauses given in the Guidelines by the owner during construction and operation of the facility, and upon subsequent reminders to the owner by the Government to ensure strict compliance and due correctional measures, if the owner fails to ensure the same within the stipulated time as stated in the reminder(s), a technical report shall be forwarded to the licensing authority or any such other authority by the Department requesting for revoking of the license to operate the facility.



FORM -I

(APPLICATION FOR VETTING OF DETAIL PROJECT REPORT (DPR))



**BUILDINGS & HOUSING DEPARTMENT
S.P.W.D
GOVERNMENT OF SIKKIM**

No:

Dated :



**The Secretary,
Buildings & Housing Department,
S.P.W.D.,
Government of Sikkim,
Gangtok.**

Sir,

I would like to apply for the mandatory vetting of the Detail Project Report (DPR) for the Project at : The requisite Vetting Charges has been paid vide Bank Challan no.: and the DPR with requisite number of copies of the drawings and cost estimate is attached herewith for obtaining necessary approvals.

Thanking you,

Yours sincerely,

Signature of Head of Project Implementing Agency

Place:

Date:

Enclosed:

- 1. Form II – Details of the Project**
- 2. Form III – Details of the Consultant(s)/Firm**
- 3. Form IV – Project Drawings**
- 4. Form V – Detailed Cost Estimate**
- 5. Bank receipt towards Payment of Vetting Charges**

FORM -II

Name of the Project :

Name of the Project Implementing Agency :

Name of the Consultant/Firm :

Type of the Project: Office/Industrial/Healthcare/Educational/Recreational/Others (Tick any)

Total site area:.....

Proposed Ground Coverage:.....

Maximum F. A. R:.....

Total built-up area:

Total Number of Floors:

Salient Features:.....

.....

.....

.....

.....

.....

.....

.....

.....

Consultant:

.....

.....

.....

.....

Place:

Date:

Head of Project Implementing Agency:

.....

.....

.....

.....

Place:

Date:

FORM –III

Name of the Firm :

Name of the Proprietor/Principal Architect :

COA Registration number :

Empanelment details :

.....

.....

Postal address :

.....

.....

.....

.....

Contact Details: Ph:

Fax :

Mob :

Website :

Email :

I do hereby declare that the details furnished above are true.

Signature of the Consultant:

Place :

Date :

FORM- IV

Checklists :

1. Architectural Drawings : (Nos. Of Sets)

- a) Site plan, Floor plans, Building Elevations, Building Sections, Sectional details
- b) Template showing Specification of Materials used
- c) Adherence to NBC, Sikkim Building Construction Byelaws, Special provisions(if any)
- d) Provision for adherence to GRIHA (minimum 3 Star Rating)
- e) Provisions for Differently-abled users/ barrier-free design – Lift/Ramp, Special toilets, other facilities(if any)

2. Structural Drawings : (Nos. Of Sets)

- a) Geological Report
- b) Structural design and details, Seismic detailing, Special provisions (if any)
- c) Undertaking by the applicant for ensuring Structural Stability

3. MEP Drawings : (Nos. Of Sets)

- a) Mechanical design, Electrical design, Public health design including Solid Waste Management Plan/Design, Fire fighting plans
- b) Undertaking by the applicant for ensuring Environmental Safety

Signature of the Consultant :

Place :

Date :

FORM- V

Detailed Cost Estimate : (Nos. Of Sets)

- The Detailed Estimates have been prepared in accordance with the prevailing Schedule of Rates as specified by the S.P.W.D, Government of Sikkim, C.P.W.D rates
- Due analysis of rates for items not covered in the SOR have been done in consultation with the concerned authority.

Signature of the Consultant:

.....

Place :.....

Date :.....

**BUILDINGS & HOUSING DEPARTMENT
S.P.W.D
GOVERNMENT OF SIKKIM**

No :

Dated :

CERTIFICATE OF COMPLIANCE

To,

.....,

.....,

.....,

Sir,

Subject : DPR Good for Construction

With reference to your application No.
Dated:..... for vetting of DPR of the Project :at
....., it is stated that the DPR has been duly vetted by the Government subject
to the following conditions:

- 1) Strict adherence to the "Approved Drawings for Construction" during construction shall be maintained.
- 2) The construction shall be strictly monitored at every stage by the Architects/Structural Engineers from the Government.
- 3) Any deviation from the "Approved Drawings for Construction" shall be strictly dealt with.
- 4) Strict adherence to Quality control and Safe Building Practises as per NBC 2005 shall be maintained during construction.
- 5) Inspection report for every stage of construction shall be maintained for issue of "Building Completion Certificate".
- 6) Due clearances from the various line Departments under the Government of Sikkim for Power Connection, Water Supply and Sanitation, Fire Safety, pollution Control shall be necessary for obtaining "Building Completion Certificate" from this Department.

Secretary,
Buildings & Housing Department,
S.P.W.D.
Government of Sikkim

**BUILDINGS & HOUSING DEPARTMENT
S.P.W.D
GOVERNMENT OF SIKKIM**

No:

Dated:

BUILDING COMPLETION CERTIFICATE

To,

.....
.....
.....
.....

Sir,

With reference to your application :..... Dated :.....the
Project :..... at :..... has been found to
be in complete adherence with the "Approved Drawings for Construction" and the "Vetted DPR" as
per inspection reports :

- 1) : 2) :
3) : 4) :
5) : 6) :

Upon necessary clearances from the following Departments:

- a) Energy & Power Department, Govt. Of Sikkim :
b) Water Security and Public Health Engineering Department , Govt. Of Sikkim :
.....
c) Sikkim Fire and Emergency Department, Govt. Of Sikkim :
d) State Pollution Control Board, Govt. Of Sikkim :

The Structure is therefore completed in all respects and is structurally sound to be used for
..... purposes.

Chief Architect,
Buildings & Housing Department,
S.P.W.D.
Government of Sikkim

